

# Town of Mashpee

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## Planning Board Minutes 05-21-2014

### **Mashpee Planning Board**

#### **Minutes of Meeting**

**May 21, 2014 at 7:00 p.m.**

Waquoit Meeting Room, Mashpee Town Hall

Approved 5-0 on 6/4/14

**Planning Board Members Present:** Chairman George Petersen, Mary Waygan, Dennis Balzarini, David Kooharian, Joe Cummings

**Also Present:** Tom Fudala-Town Planner

### **CALL TO ORDER**

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Petersen at 7:00 p.m. on Wednesday, May 21, 2014 and the Pledge of Allegiance was recited.

### **APPROVAL OF MINUTES—May 7, 2014**

Mr. Fudala advised that “Salt Water” be changed to “Saltwater” on page 2 of the minutes.

**MOTION:** Ms. Waygan made a motion to accept the minutes of May 7<sup>th</sup> as presented, amending “Salt Water” to one word. Mr. Balzarini seconded the motion. All voted unanimously.

### **DETERMINATION OF ADEQUACY OF STREET**

**Applicant:** Marilyn Marcelli

**Location:** 29 Melissa Avenue (Assessors’ Map 21, Block 12)

**Request:** Determination under Zoning By-law Sections 174-3 and 12 regarding adequate access for building on vacant lot, not a Town road or previously-approved subdivision street

The Chair read for the record the request and Marilyn Marcelli’s letter regarding the lot in question. Mr. Fudala summarized that tonight’s meeting would schedule a hearing to authorize Mr. Rowley to make recommendations.

Mr. Fudala indicated that Ms. Marcelli’s home was located across the street from 29 Melissa Avenue, with three homes located beyond the lot. Mr. Fudala referenced a previous split lot that shared a common driveway. Mr. Fudala noted that the Planning Board would need to make a determination of what would be required in order for a home to be built on the lot. Mr. Fudala added that a Zoning Board of Appeals variance would be expiring on August 14 regarding variance so a decision was needed prior to the expiration. The issue to determine whether the road offered adequate access will be considered at the June 4 meeting following the 7:10 public hearing.

### **BOARD ITEMS**

#### **Old Business**

**Discussion of Greenways Proposal and Surrounding Commercial Property-**No update at this time. Mr. Fudala confirmed that Mashpee Commons had not yet contacted the insurance company to resolve their concerns about the trails.

#### **MMR Military Civilian Community Council-Update of MMR Joint Land Use**

**Study-**No update

**Design Review Committee-**Mr. Cummings reported that there was no meeting.

**Environmental Oversight Committee-**The Chair reported the possibility of changing the meeting night.

**Historic District Commission-**No update

**Community Preservation Committee-**Ms. Waygan reported that surplus from the State, in the amount of \$10 million, would be applied to the Community Preservation Program and divided among participating towns.

**Charter Review-**Ms. Waygan reported that she had fought hard to reconsider votes during meetings, suggesting that all members be present at meetings in order to take a vote. The next meeting will take place on June 16 at 5 p.m., with public comment at the beginning of the meeting. The language for the proposed changes to the Charter should be available at that meeting. The public meeting will take place on June 23 at 6:30 p.m. in Town Hall. Ms. Waygan summarized that a motion had passed requiring that the Town Clerk be an appointed position, to which Ms. Waygan expressed concern. Another vote should take place following the public hearing. Mr. Fudala

also referenced the proposed election of Finance Committee members.

#### **New Business**

##### **C. Rowley Expense Vouchers-No invoices at this time**

**Potential zoning articles for October Town Meeting-**Mr. Fudala reported that Mashpee Commons had expressed interest in an article to simplify the OSID bylaw by removing the unit count, basing it on bedrooms and removing one of the bonuses. Mr. Fudala will work on drafting the verbiage for an amendment. Ms. Waygan expressed interest in reviewing the affordable housing piece of the cluster subdivision, requiring that the affordable housing be built rather than converting it to open space. Mr. Fudala indicated that it was an incentive process, noting that the loss of a \$150,000 building lot would be a stiffer penalty than a zoning violation. Ms. Waygan suggested the affordability of the lot be secured prior to certain activities taking place on the 5<sup>th</sup> lot. Ms. Waygan will forward additional information.

**Request to schedule public hearing on renaming of Beechwood Point Road to Santuit Pond Way-**Mr. Fudala reported that a meeting had already occurred with the residents. Mr. Fudala stated that the subdivision road existed prior to the condo development, but the entire development was given one address, 35 Santuit Pond Road. It has been requested that residents maintain their address but that it be changed to Santuit Pond Way. Mr. Fudala noted that another Beechwood Road was located on the other side of Santuit Pond.

**MOTION: Mr. Balzarini made a motion to schedule a public hearing to rename Beechwood Point Road to Santuit Pond Way on June 18<sup>th</sup> at 7:10 p.m. Ms. Waygan seconded the motion. All voted unanimously.**

##### **Reorganization-**

**MOTION: Ms. Waygan made a motion to open up nominations. Mr. Balzarini seconded the motion. All voted unanimously.**

**MOTION: Ms. Waygan made a motion to nominate George Petersen for Chairman. Mr. Balzarini seconded the motion. All voted unanimously.**

**MOTION: Chairman Petersen made a motion to nominate Mary Waygan as Vice Chair. Mr. Balzarini seconded the motion. All voted unanimously.**

**MOTION: Ms. Waygan made a motion to nominate David Kooharian for Clerk. Mr. Balzarini seconded the motion. All voted unanimously.**

Board members agreed to maintain their committee memberships.

**Other Discussion-**Betty Mendes, recently appointed to the legislative committee at Southport, expressed concern regarding a proposed walking path that may result in the removal of trees. Mr. Fudala confirmed that there was a 50' setback requirement from water and wetlands but noted that the Conservation Commission would address the walking trails. Ms. Mendes expressed concern about the removal of trees in other locations. Mr. Fudala shared the plan with Ms. Mendes and it was noted that the area would be highly regulated. Ms. Mendes also expressed concern that guest parking would not be available at the new buildings, as well as concern regarding access to the driveways of the new buildings. Mr. Fudala indicated that he would take another look at the plan and the Planning Board would pass along the comment to Mr. Bonvie.

#### **CORRESPONDENCE**

- Bennett Environmental Associates – Windchime Point 2013 Water Quality Monitoring Program Annual Report
- Mary T. Petersen – Waterways License Application, maintain existing pier, ramp and float structure at 11 Compass Circle in Popponesset Creek
- Thomas Gary - Waterways License Application, maintain existing pier, ramp and float structure at 404 Monomoscoy Road in Great River

#### **ADJOURNMENT**

**MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 7:58 p.m.**

Respectfully submitted,

Jennifer M. Clifford  
Board Secretary

**LIST OF DOCUMENTS**

- Southport Planned Retirement Community Phase III Section 4 Final Site Plan Review
- Marilyn Marcelli Letter Regarding Zoning Board Provision 174-12
- Melissa Avenue Map
- Charles Rowley Photographs of Melissa Avenue
- Clayson Nicholson Letter Regarding Beechwood Point Road
- Climate Change Article